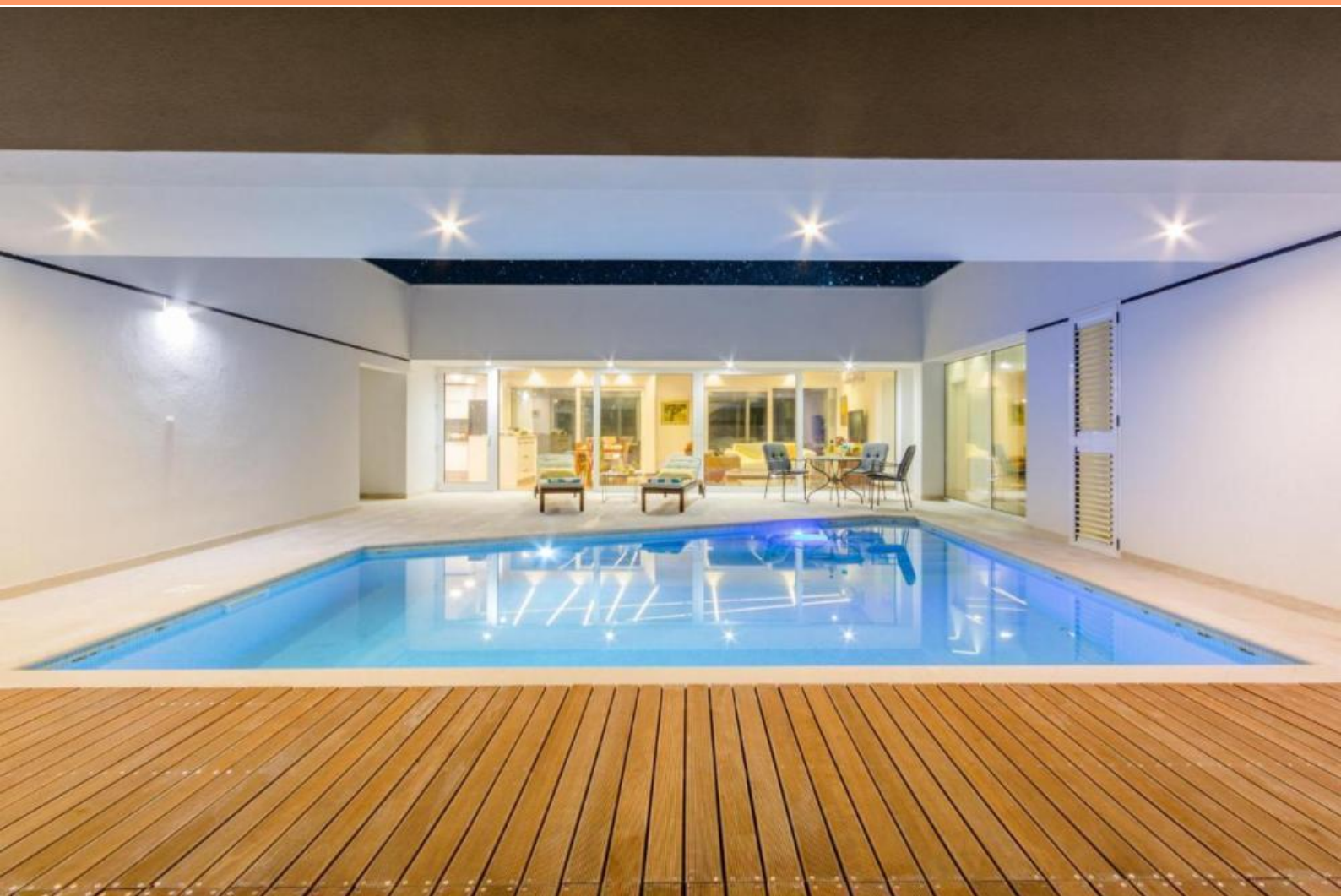


Villa

Brac, Dalmatia



Ref	RE-LB-IRO1911
Type	Villa
Region	Dalmatia › Island Brac
Location	Brac
Front line	No
Sea view	No
Distance to sea	8000 m
Floorspace	118 sqm
Plot size	627 sqm
No. of bedrooms	4
No. of bathrooms	4
Price	€ 990 000

Villa

Brac, Dalmatia



Nestled in the charming town of Nerežišća on the interior of the picturesque island of Brač, a stunning luxury villa graces the landscape, offering tranquility just 9 km from Supetar and 8 km from the enchanting Splitska.

Brač, among the most captivating islands in the Adriatic, boasts regular ferry connections to the bustling city of Split.

The villa, strategically placed on a 627 m² land plot, seamlessly integrates into the exquisite Mediterranean surroundings.

Spanning a total area of 332.89 m², it comprises an interior space of 118.58 m², a captivating 36 m² swimming pool, and a generous 178.31 m² spread across various terraces.

The interior unfolds with a spacious living and dining room, a well-appointed kitchen, four bedrooms, and four bathrooms (two en-suite). The living room, adorned with a glass wall, opens onto an expansive terrace featuring a refreshing swimming pool, a sun-drenched lounging area, and a barbecue space.

Completing the property is a smaller building housing a garage and a basement, totaling 38.25 m². Every detail of the villa's design reflects meticulous attention, ensuring maximum comfort infused with a generous dose of luxury. This extraordinary haven stands as a true oasis, beckoning lovers of the quintessential Mediterranean lifestyle to escape the urban hustle and unwind in its splendid ambiance.

Overall additional expenses borne by the Buyer of real estate in Croatia are around 7% of property cost in total, which includes: property transfer tax (3% of property value), agency/brokerage commission (3%+VAT on commission), advocate fee (cca 1%), notary fee, court registration fee and official certified translation expenses. Agency/brokerage agreement is signed prior to visiting properties.

Villa

Brac, Dalmatia



Price per m²:
8390 €

Average price/m² of this type
in this region:
6380 €

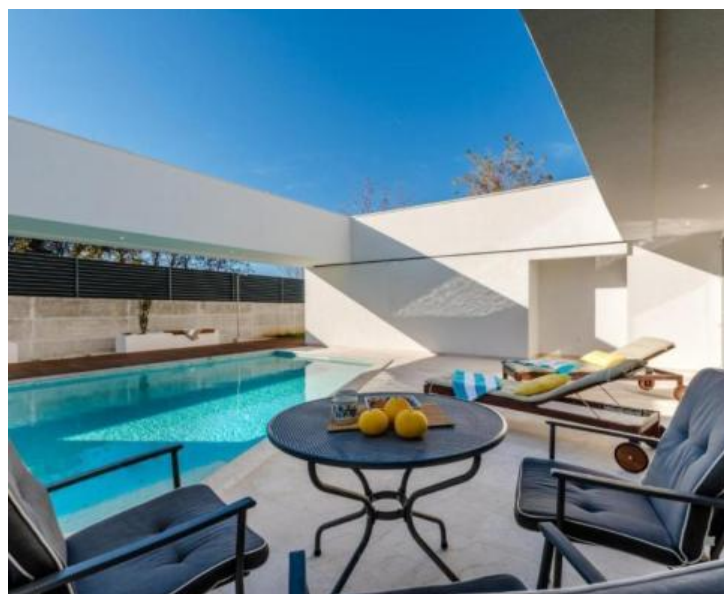
Median price/m² of this type
in this region:
5875 €

Average price/m² of this type
in Croatia:
4347 €

Median price/m² of this type
in Croatia:
3857 €

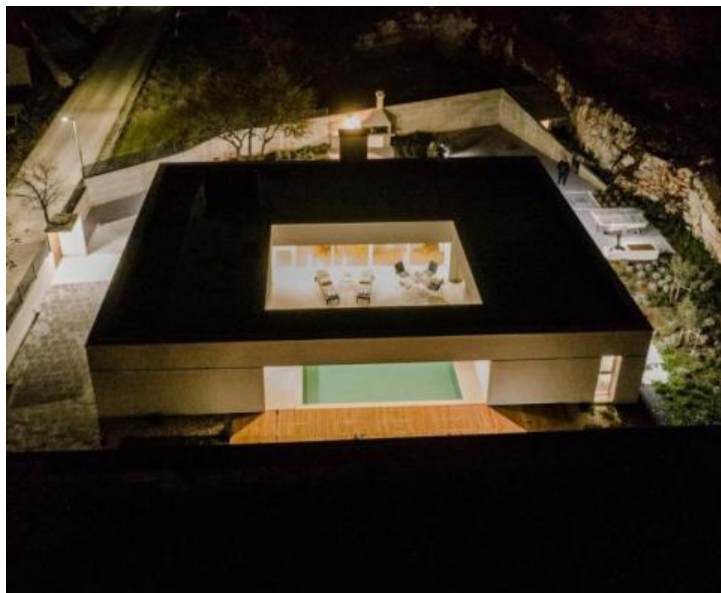
Villa

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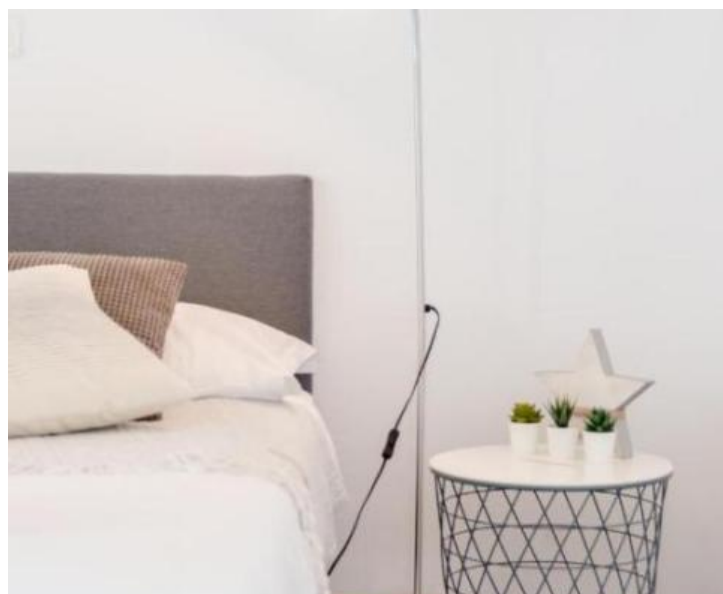
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